JOPLIN REDEVELOPMENT CORPORATION, INC.
MINUTES
TUESDAY, FEBRUARY 13, 2018
JOPLIN CITY HALL AT 602 S. MAIN STREET
5TH FLOOR CONFERENCE ROOM
4:00 PM

I. Meeting called to Order:

Mr. David Sweeney called the meeting of the Joplin Redevelopment Corporation to order. Members in attendance were Mr. Doug Doll, Mr. David Sweeney, Mr. Troy Hill, and Mr. John Hipple. Also in attendance: Councilman Phil Stinnett, Ms. Leslie Haase, Mr. Troy Bolander, and Mr. A.J. Whistler, and representing the City of Joplin.

II. Approve the December 12, 2017 Minutes.

David Sweeney - First item on the agenda is approving the minutes from December 12, 2017. Are there any other corrections to the minutes?

DOUG DOLL MADE THE MOTION AND SECONDED BY TROY HILL TO APPROVE THE DECEMBER 12, 2017 MINUTES. MOTION CARRIED WITH, DAVID SWEENEY, JOHN HIPPLE, TROY HILL, AND DOUG DOLL VOTING "AYE" (4 IN FAVOR, 2 ABSENT, 1 VACANCY). MOTION CARRIES.

Ms. Leslie Haase asked to deviate to New Business.

New Business

B. Reimbursement Requisition #8: Administrative Costs.

Ms. Haase stated this is a written request for disbursement from the Revenue Fund – City of Joplin Missouri, Tax increment revenue bonds (Joplin Recovery TIF Redevelopment Project), Series 2013 in the amount of $79,835.24.

Mr. Sweeney ask if there were any discussion? There was not.

DOUG DOLL MADE THE MOTION AND SECONDED BY TROY HILL TO APPROVE REQUISITON NO. 8. MOTION CARRIED WITH, DAVID SWEENEY, JOHN HIPPLE, TROY HILL, AND DOUG DOLL VOTING "AYE" (4 IN FAVOR, 2 ABSENT, 1 VACANCY). MOTION CARRIES.

C. Reimbursement Requisition #10: Library/Infrastructure Match.

Ms. Haase stated this is a written request for reimbursement from the Project fund (Series B)-City of Joplin, Missouri, Tax Increment Revenue Bonds (Joplin Recovery TIF Redevelopment Project), Series 2013 in the amount of $665,186.90.

Mr. Sweeney asked if there was any discussion? There were not.

DOUG DOLL MADE THE MOTION AND SECONDED BY TROY HILL TO APPROVE REQUISITION NO. 10. MOTION CARRIED WITH, DAVID SWEENEY, JOHN HIPPLE, TROY HILL, AND DOUG DOLL VOTING "AYE" (4 IN FAVOR, 2 ABSENT, 1 VACANCY). MOTION CARRIES.

Note: Dr. Sweeney had to leave the meeting at approximately 4:15pm.

A. Review Financials

Leslie Haase - Land Summary: $6,196,545.00, we sold the Memorial Hills property to Kevin Parker. Balance Sheet – Total Assets: $17,108,027.00, Total Liabilities: $11,783,186.00, Ending Fund Balance: $5,324,841.00. Income Statement - Current Period: Revenue: $1,657,235.00. Expenditures: $0.00. Total Profit/(Loss): $1,657,235.00. and for the 12 months: Revenue: $2,191,195.00, Expenditures: $0.00, Total Profit/(Loss): $2,191,195.00. Cash Statement Total: $2,954,011.00. The only thing that changed was the sale of the property plus the income that is coming from the 20th and Connecticut project.

Mr. Doll wanted to know on the property sale if we took the $400,000.00 and pay down the principle on the bonds? Is there a certain allowable time to make payment on the bonds?

Ms. Haase stated the bonds are only repaid by the TIF. The money that get from selling properties stays in JRC and eventually be used for the purchase of the land that the Library is on. We are leasing that right now and we must eventually buy it.

Mr. Doll had a question on a different matter. Kevin Parkers ground breaking, do we have a date? Is that something the City would like to spotlight?

Mr. Bolander stated that Lynn Onstot is helping organize that. It's not a City project but JRC sold the land so we are going to be involved.

Mr. Doll stated that the Chamber might be interested in that.

Mr. Bolander stated that is who Lynn Onstot is talking too!

Other Business

Mr. Bolander stated a conference call with Vencio concerning the Joplin Bungalows. A little bit of background is HUD was not comfortable with the organizational structure. It was a potential conflict between Vencio and ESC. We had to reorganize that structure and reaching a final agreement today. At the next meeting information will be provided to you. Everyone signed off on the Storm water legal, Peter Edwards, Vencio, ESC, and City Staff. Covance to allow access to that storm water detention facility and maintenance of it. We will try to give you more information on that and the land sale. It will have to go before City Council as well.

Meeting adjourned at 4:45pm.

David Sweeney, Secretary/Treasure

JOPLIN REDEVELOPMENT CORPORATION, INC.
MINUTES
TUESDAY, MARCH 13, 2018
JOPLIN CITY HALL AT 602 S. MAIN STREET
5TH FLOOR CONFERENCE ROOM
4:00 PM

I. Meeting called to Order:

Mr. David Sweeney called the meeting of the Joplin Redevelopment Corporation to order. Members in attendance were Mr. Fred Osborn, Mr. Doug Doll, Mr. Brad McIntyre, and Mr. John Hipple. Also in attendance: Ms. Leslie Haase, Mr. Peter Edwards, Mr. Troy Bolander, and Mr. A.J. Whistler representing the City of Joplin. Mr. Rick Benson and Mr. Bryce Benson representing RBC.

II. Approve the February 13, 2018 Minutes.

Mr. Fred Osborn stated first item on the agenda is approving the minutes from February 13, 2018. Are there any other corrections to the minutes?

JOHN HIPPLE MADE THE MOTION AND SECONDED BY DOUG DOLL TO APPROVE THE FEBRUARY 13, 2018 MINUTES. MOTION CARRIED WITH, FRED OSBORN, BRAD MCINTYRE, JOHN HIPPLE, AND DOUG DOLL VOTING "AYE" (4 IN FAVOR, 2 ABSENT, 1 VACANCY). MOTION CARRIES.

III. Old Business
None.

IV. New Business

A. Review Financials

Leslie Haase - Land Summary: $6,178,861.00. Balance Sheet – Total Assets: $17,300,316.00, Total Liabilities: $11,117,999.00, Ending Fund Balance: $6,182,317.00. Income Statement - Current Period: Revenue: $197,696.00. Expenditures: ($659,780.00). Total Profit/(Loss): $857,476.00. and for the 4-month FYTD: Revenue: $2,388,891.00, Expenditures: ($659,780) Total Profit/(Loss): $3,048,671.00. Mrs. Haase also discussed the Notice of Partial Redemption to the Holders of the Industrial Development Authority of the City of Joplin. The Joplin Recovery TIF Redevelopment Project Series 2013 Bonds will be called in the amount of $635,000 on April 1, 2018. The remaining balance of TIF Revenue Bonds after the 4/1/18 redemption is $11,215,000.

B. Veterans/Senior Housing

Troy Bolander stated that in the contract some of the language is being looked at but everything else is in order and will be coming to this commission very soon. There may have to be a special meeting for acceptance of the contract.

Doug Doll asked if there could be an E-vote?

Peter Edwards stated we would have to have a meeting and vote. Mr. Edwards would set up the meeting. Commission agreed.

Other Business
None.

Adjournment

Vote to go into closed session, which shall pertain to causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or is representatives, therefore as set forth in Section 610.021(1) RSMo, also, leasing, purchasing or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefore as set forth in Section 610.021 (2) RSMo, as amended, 2015. This meeting, record, and vote to be closed to the extent provided by law. The Joplin Redevelopment Corporation shall adjourn at the end of the session.

Meeting adjourned at 4:30pm.

Fred Osborn, Chairman